

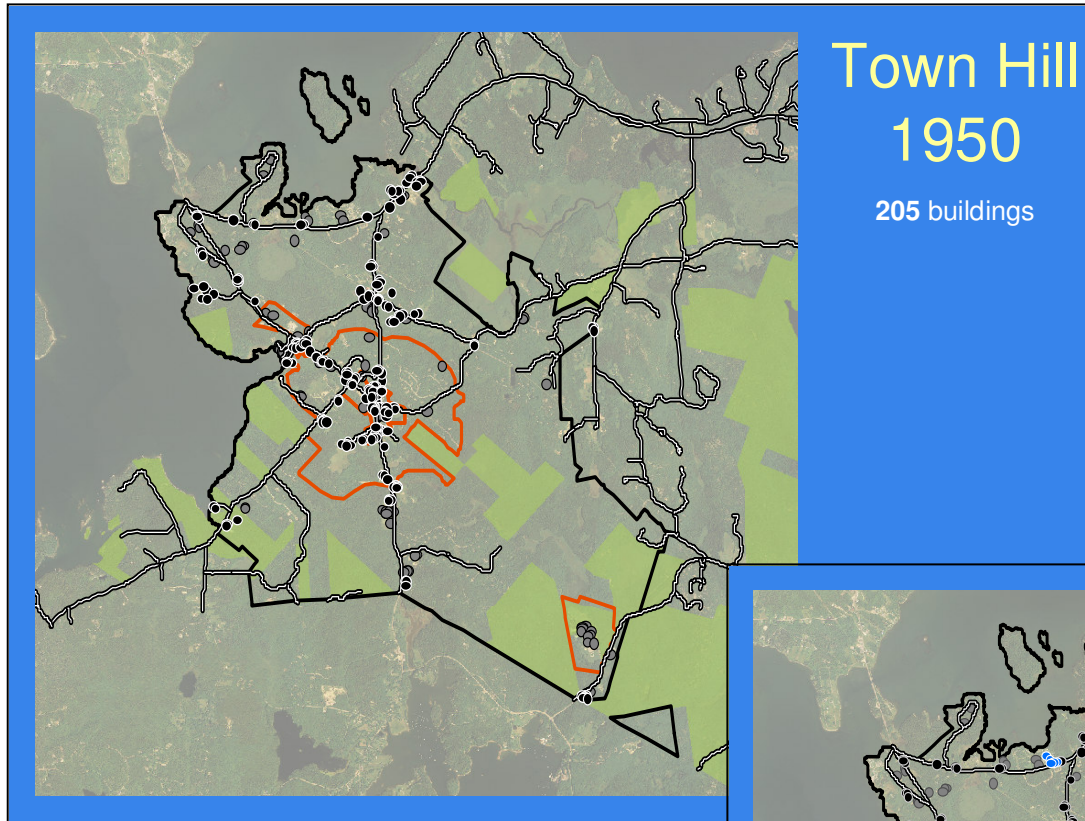
Town Hill Village Plan



January 8, 2009
VIS Building, Town Hill
6:00 – 8:00 pm

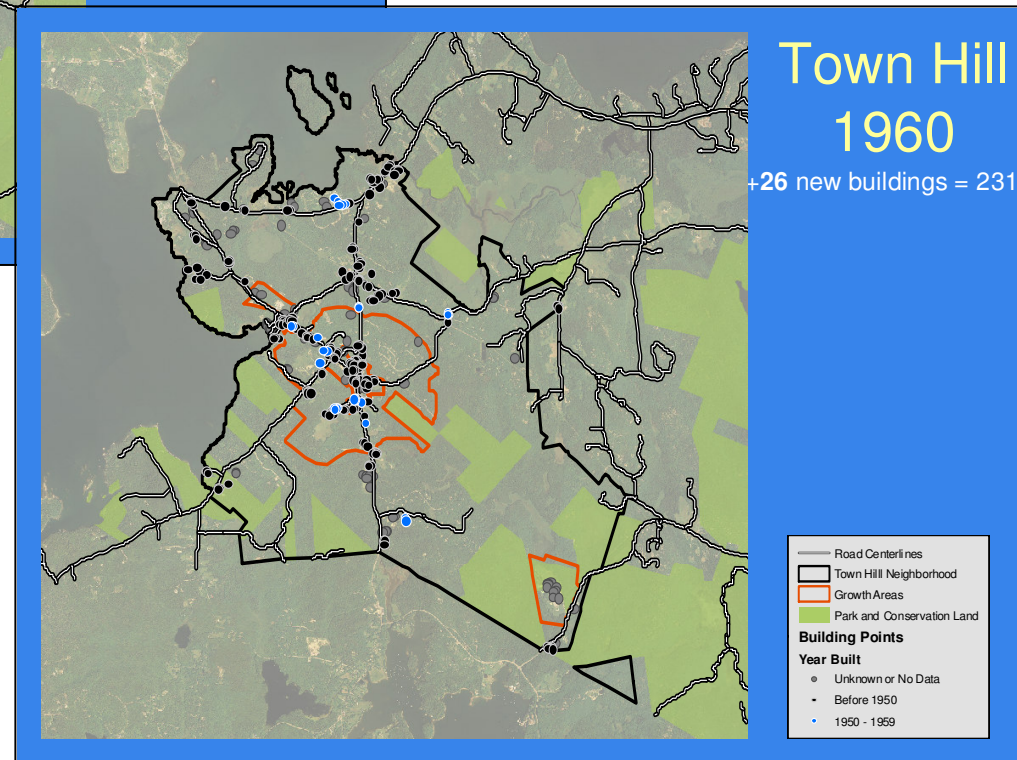
GROWTH TRENDS IN TOWN HILL 1950 TO PRESENT



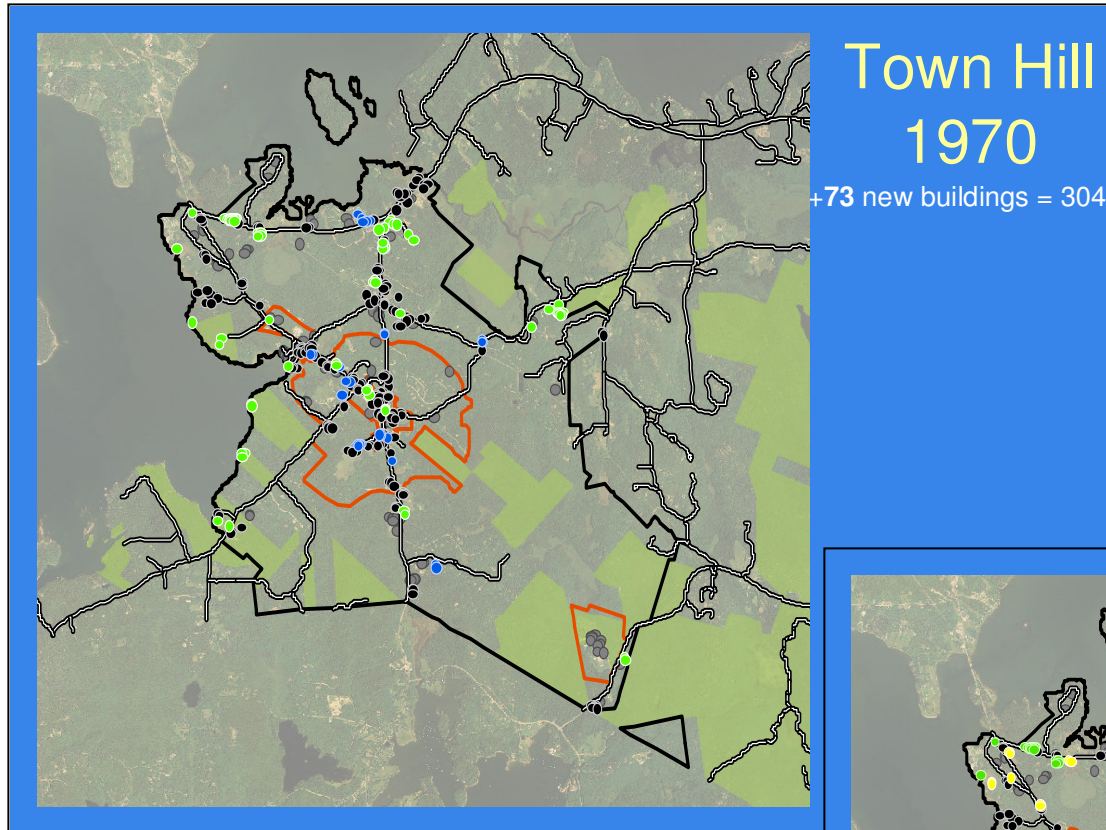


**205
Buildings
in 1950**

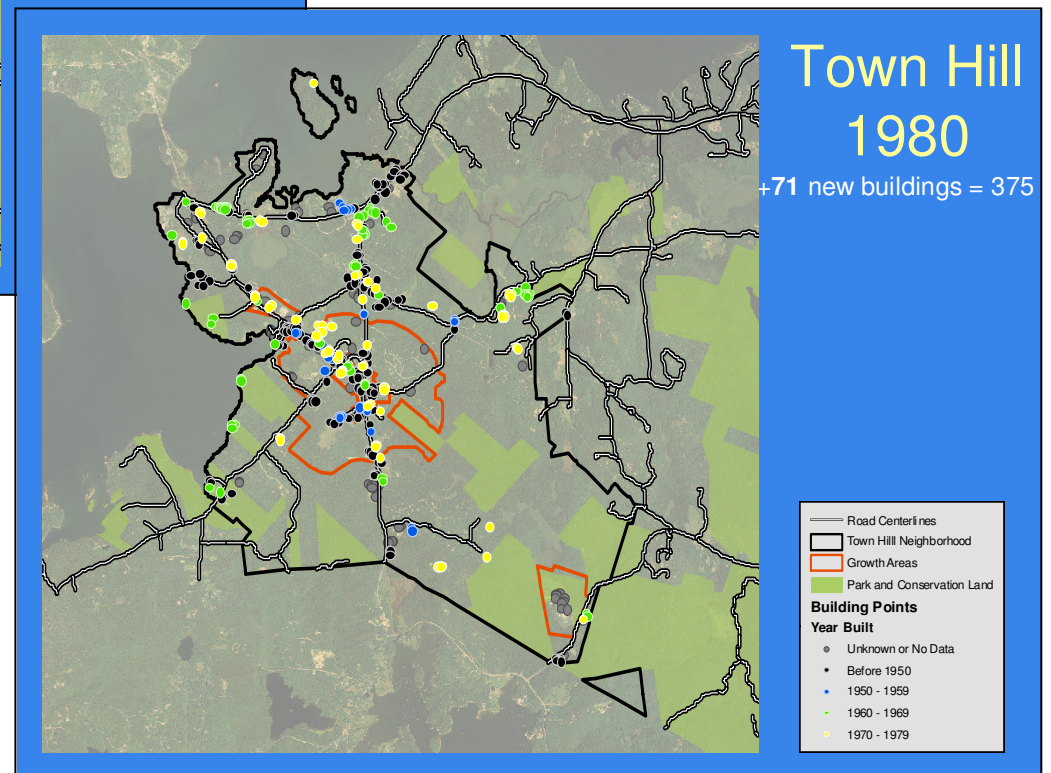
**13%
Growth in the
Fifties**

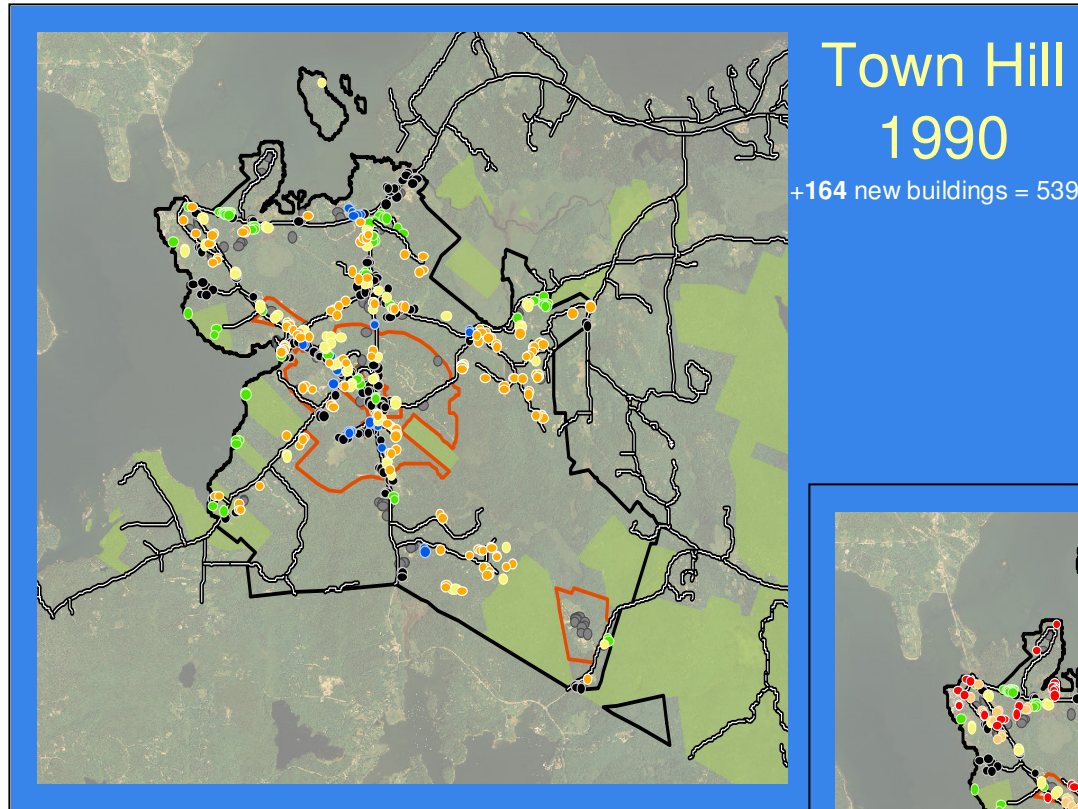


32% Growth in the Sixties



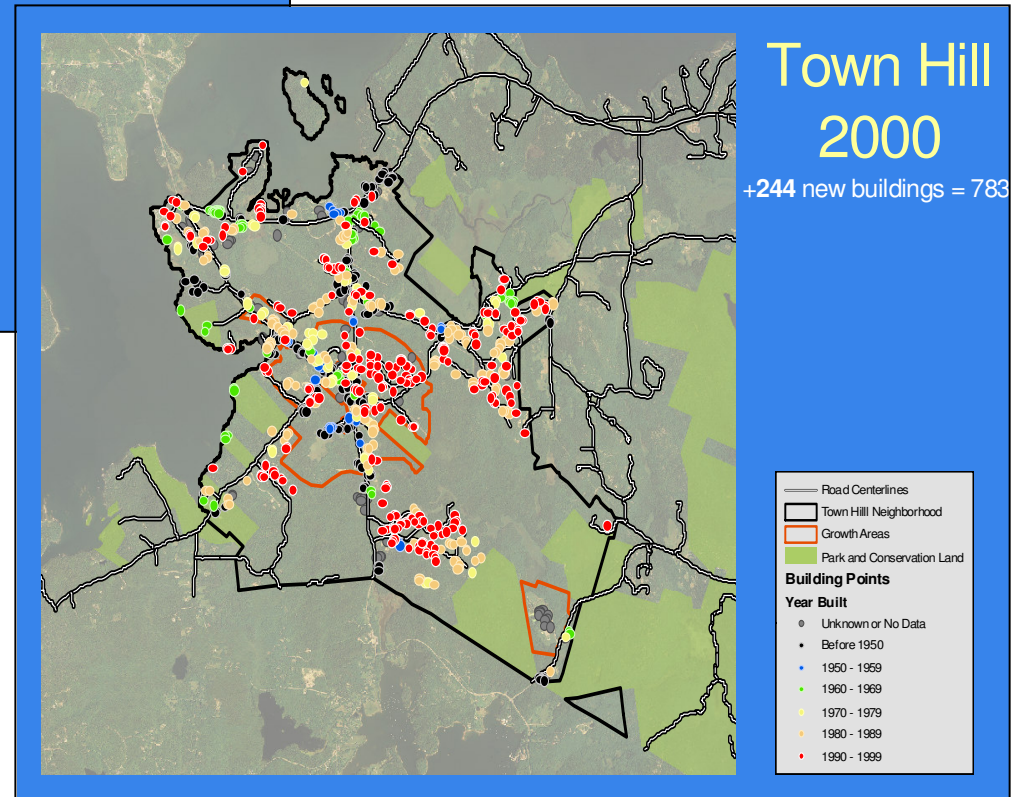
23% Growth in the Seventies





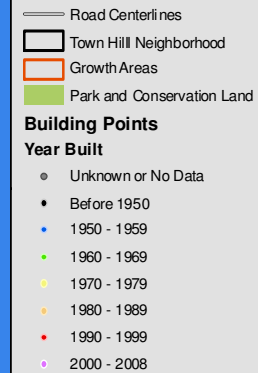
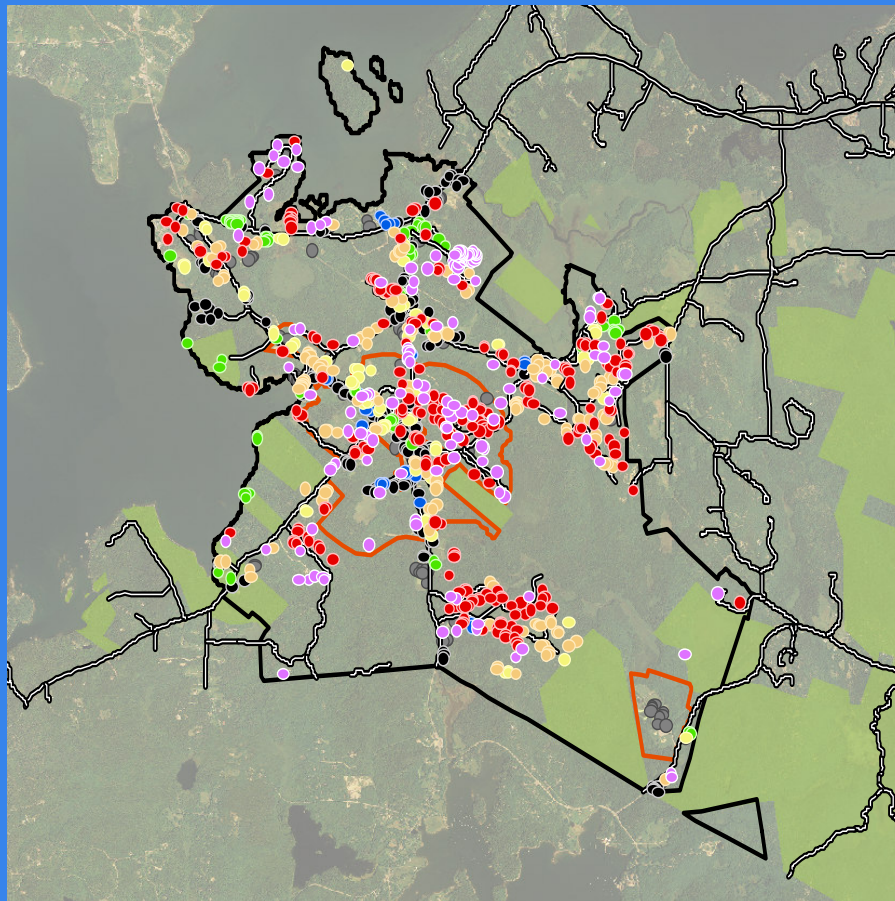
**41%
Growth in
the Eighties**

**48% Growth
in the Nineties**



Town Hill Today

+151 new buildings = 1029



ISSUES TO CONSIDER

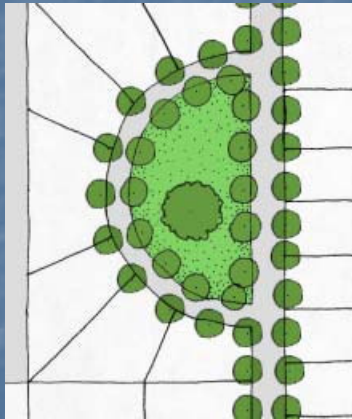


IMPACT ON QUALITY OF GROUNDWATER

**Individual On-site
Septic Systems
vs
Community Septic
System**

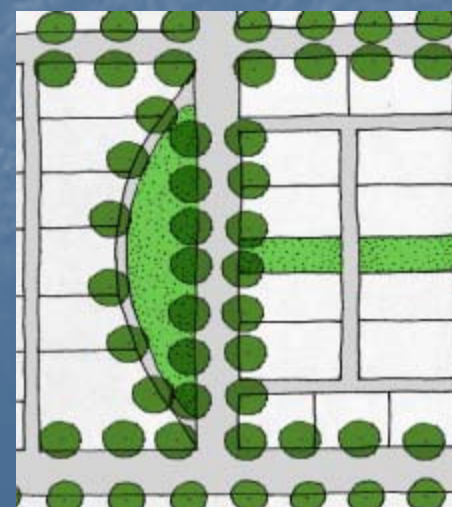
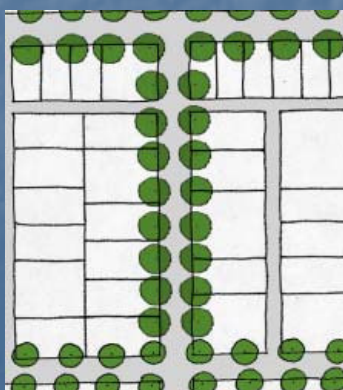
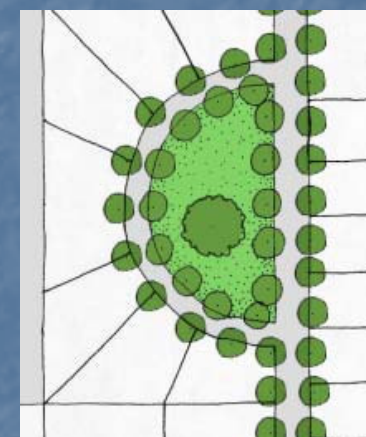
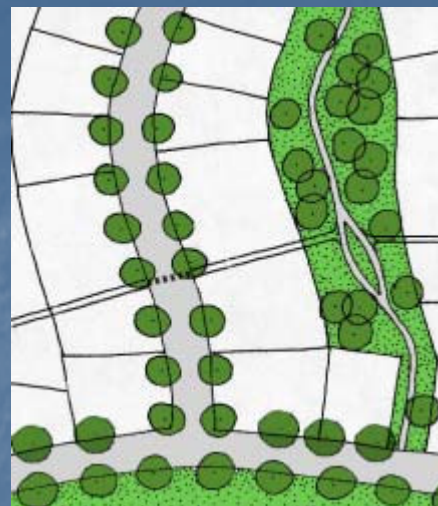


Street Patterns & Pedestrian Safety

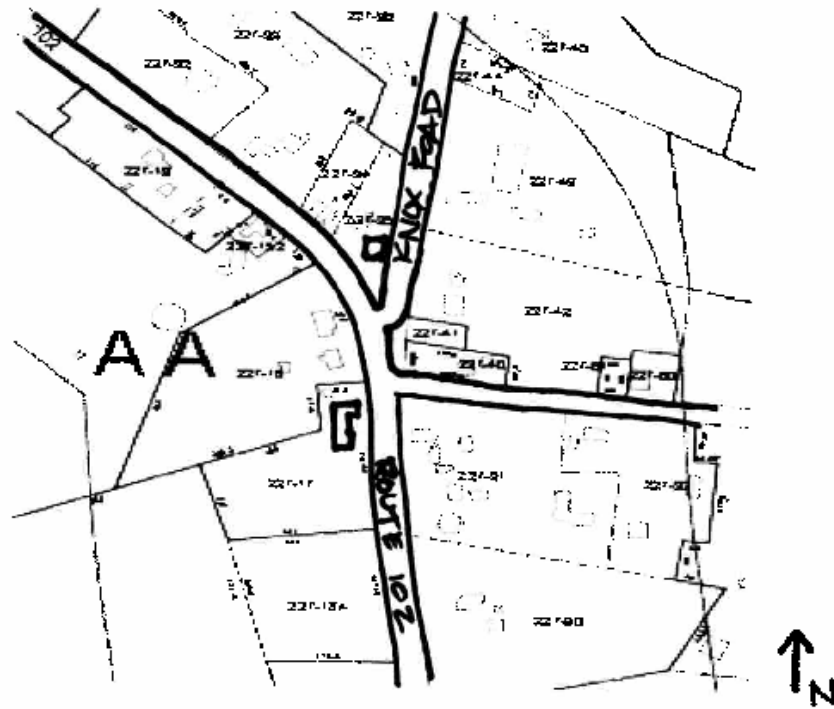


Announce Arrival and Departure





Street Patterns

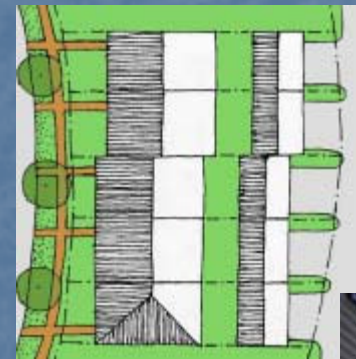
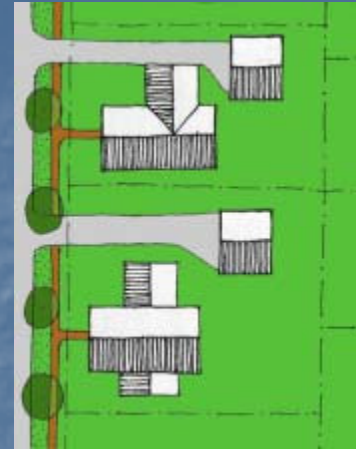


SCHEMATIC
INTERSECT @ TOWN HILL
DO NOT SCALE
5.29.08
BAR HARBOR
PLANNING DEPT
FOR ILLUSTRATIVE
PURPOSES ONLY

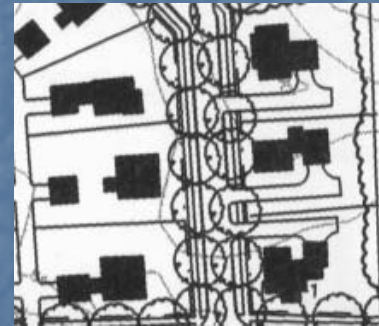
Realign Intersection

Traffic Calming





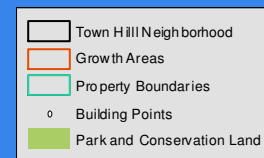
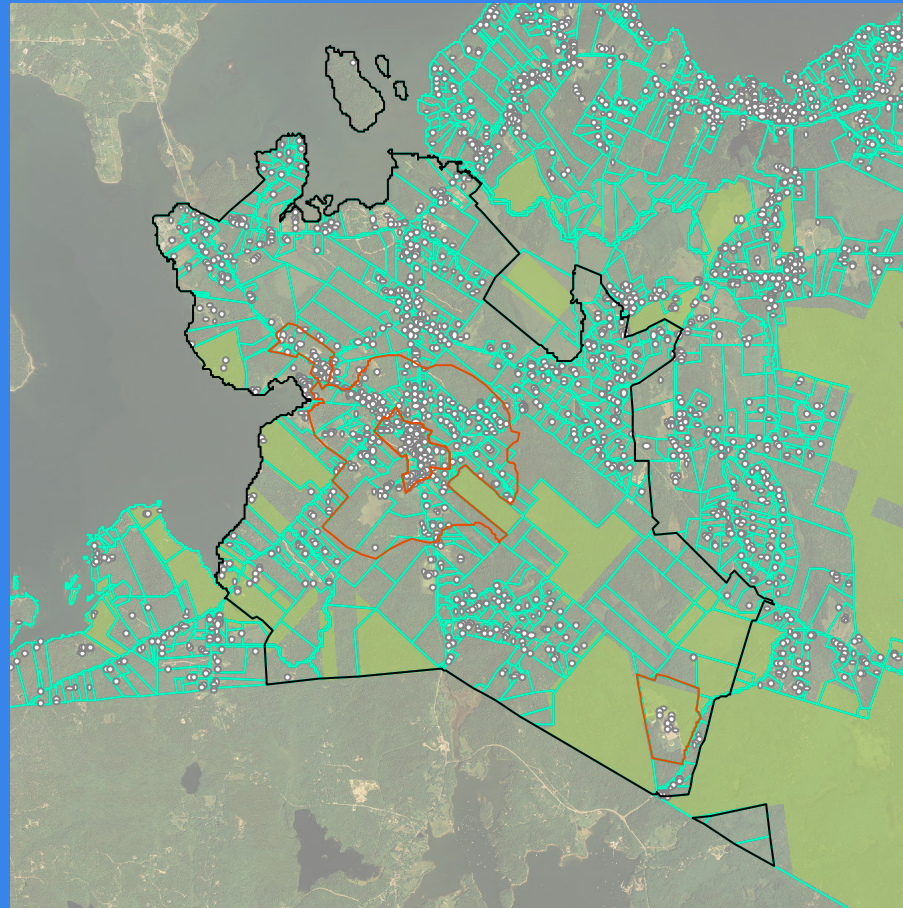
Housing Types



Housing Types

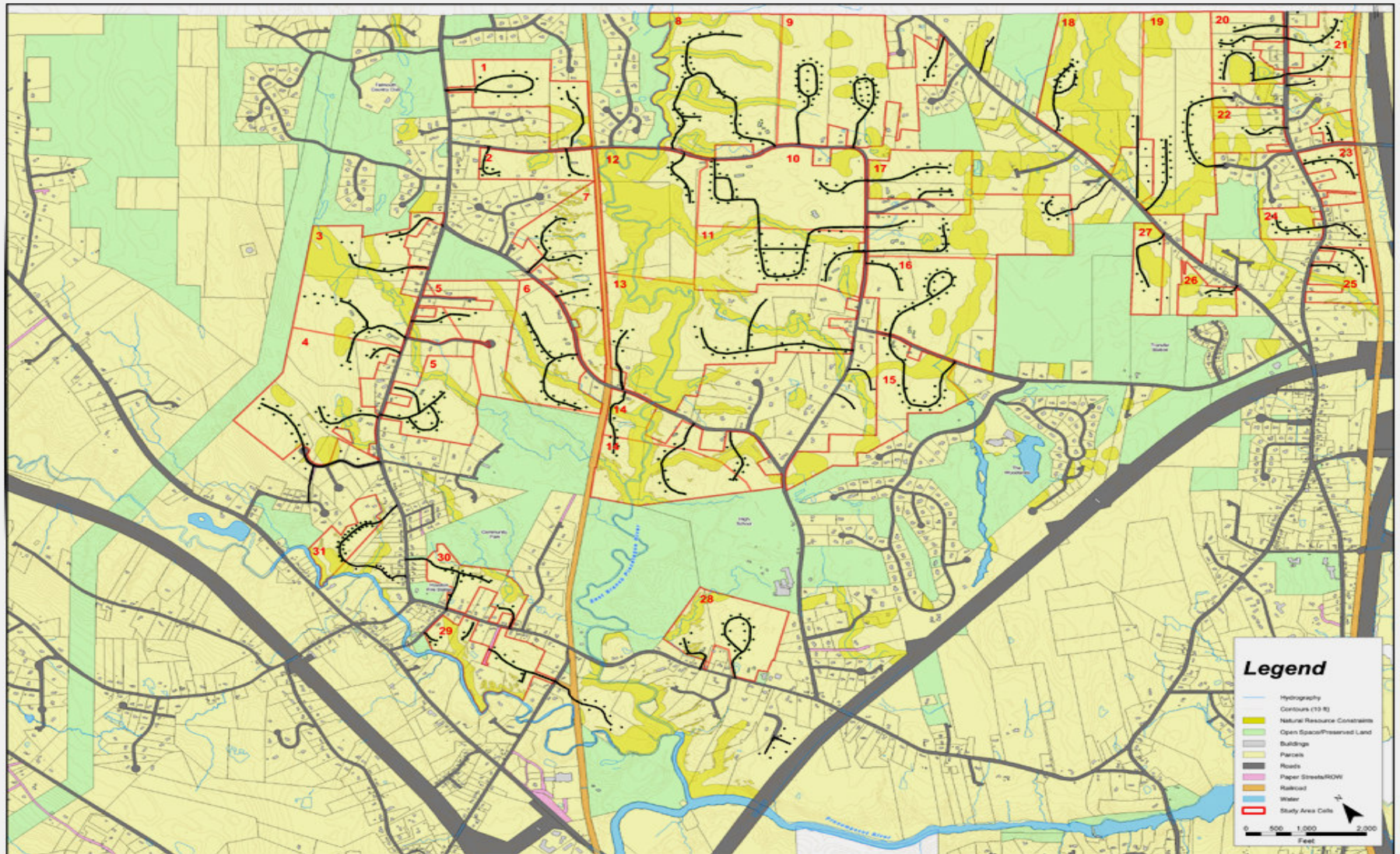


Growth: A Pattern of Subdivision



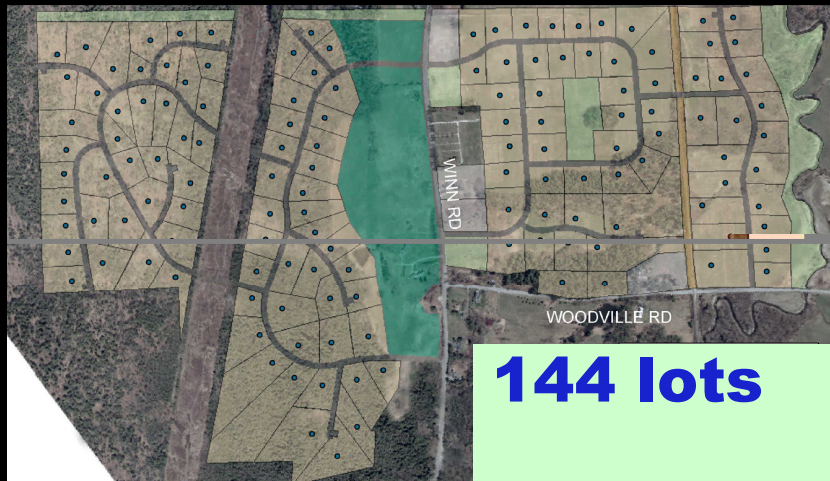
Development Pattern

Is This Town Hill's Future?



Patterns of Development

- Conventional
- Cluster
- Country Estates
- Great American Neighborhood



Conventional



Cluster

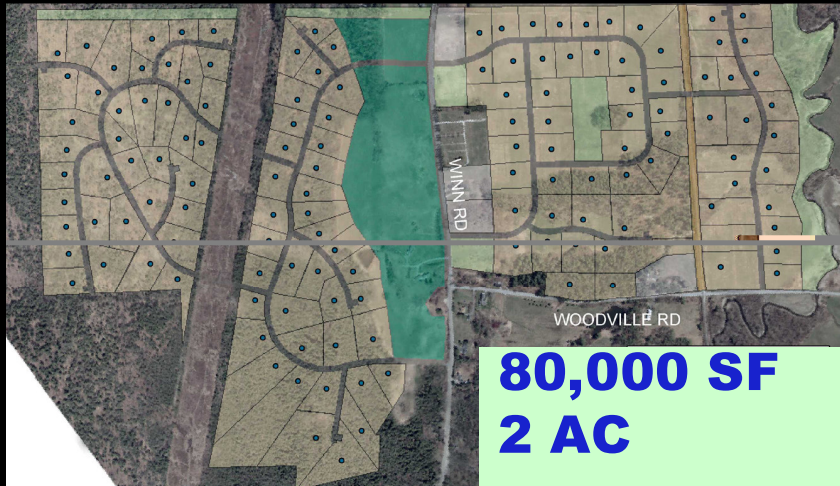


Country Estates



Gr. Am. Neighborhood

Density



Conventional



Cluster



Country Estates



Gr. Am. Neighborhood

Minimum Lot Size



Conventional



Cluster



Country Estates



Gr. Am. Neighborhood

Utilities



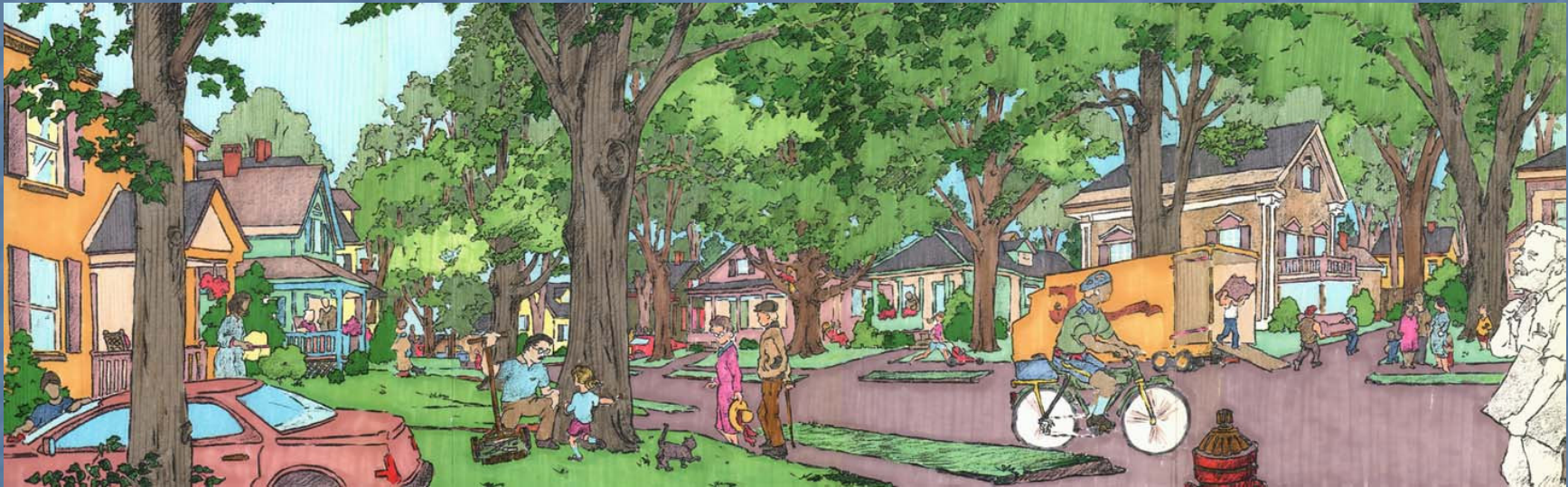
Focal Points of the Village



Guiding Principles

- **Compact, safe, and walkable**
- **Elements of surprise, variety, & variability**
- **Interconnected streets**
- **Recognizable identity and boundaries**
- **Human scale**
- **Provide for chance meetings & privacy**
- **Connection to nature**

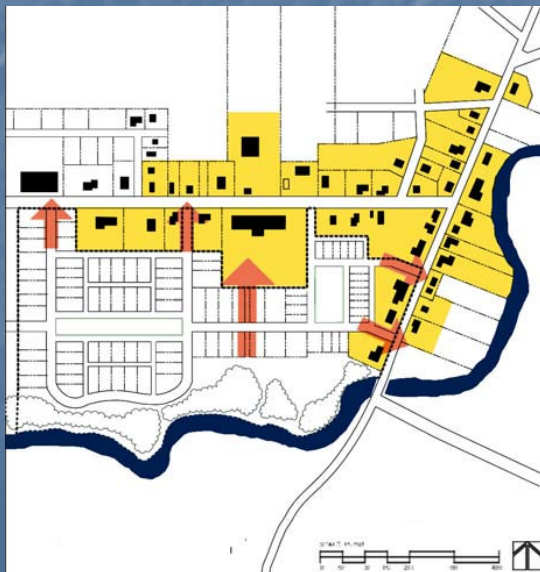
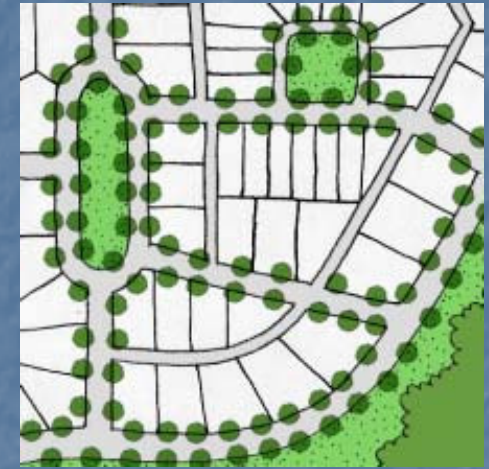
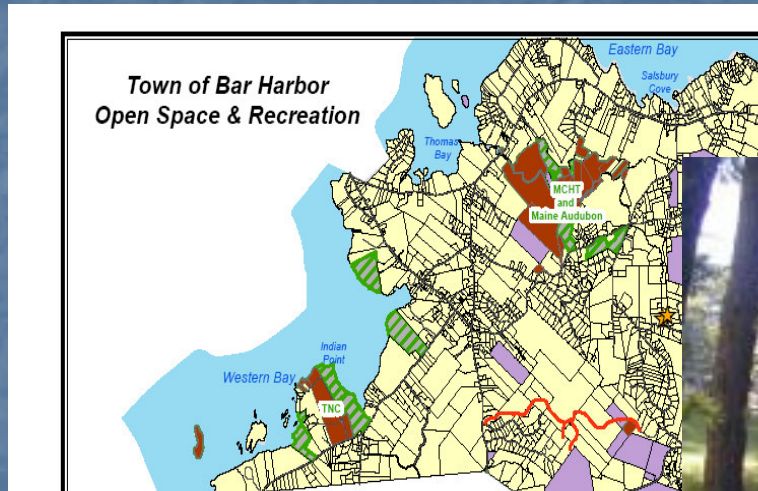
Compact, Safe, and Walkable



Variety and Variability



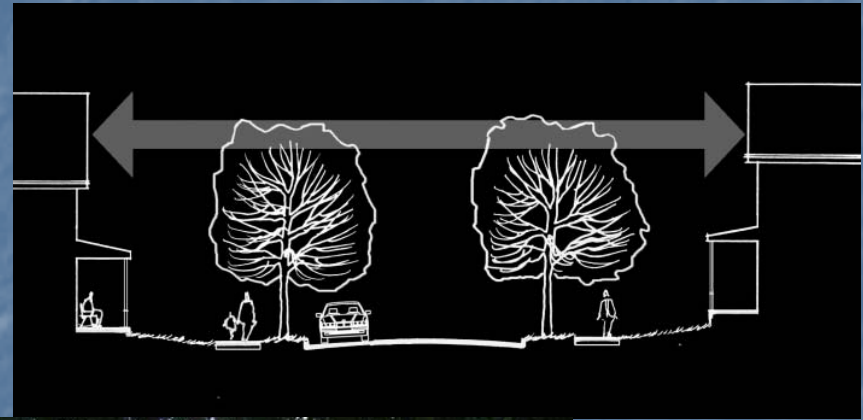
Interconnected Streets and Trails



Recognizable Identity and Boundaries



Human Scale



Provide for Chance Meetings and Privacy



Connection to Nature



Concept Plan

Pod V: Village Residential III

- infill housing
- mixed residential:
 - traditional neighborhood
 - small style cottages
 - multi-family units
- pedestrian connections to village center
- street interconnectivity
- open space preservation / trails

Pod II: Village Residential I

- infill housing
- mixed residential:
 - small style cottages
 - multi-family units
- connections to village center
- street interconnectivity
- trails

Pod I: Village Center

- business / civic core
- small business clusters
- civic architecture
- pedestrian amenities
- walkability
- traffic calming measures

Pod III: Village Residential II

- mixed use
- infill housing
- mixed residential:
 - small style cottages
 - multi-family units
- traffic calming measures
- connections to village center
- street interconnectivity
- trails

Pod IV: Village Mixed Use

- infill: business & residential
- commercial ground floor
- residential upper floors
- pedestrian scale
- walkability
- traffic calming measures
- trails



Pod 1 Near Town Hill Market

Pod 2 East of Town Hill Market





Pod 3 South and East of Town Hill Market

Pod 4 South and West of Town Hill Market





Pod 5 West of Town Hill Market



**Please mark your calendars
for
the Town Hill Village Charette
on February 11, 2009**

**Thank you for your
thoughts**